

CITY OF ST. MARYS
One St. Marys Master Plan
Adoption of Master Plan



BACKGROUND FACTS

OWNER:	City of St. Marys
REPRESENTATIVE:	Jeff Adams, Community Development Director
REQUEST:	Adoption of the One St. Marys Master Plan, with appendices and maps
NOTICE:	Adjacent property owners were mailed notice of public hearing on May 30, 2017. A public hearing notice was published in the Tribune & Georgian newspaper on Thursday, June 8 th & 15 th . The notice was posted on the property on May 26, 2017.
LOCATION:	City of St. Marys
ZONING:	Not applicable
PUBLIC HEARINGS:	Planning Commission- June 20, 2017 City Council- projected for July 17, 2017
ATTACHMENTS:	One St. Marys Master Plan, with appendices and maps Community Work Program by Priority Community Work Program by Subject Master Plan Summary, by Mike Rich, MPSC Chair Staff Report, by Jeff Adams

BACKGROUND FACTS:

The City of St. Marys Master Plan was launched back in early 2014, when the City Council requested staff provide a scope of work for a 'vision', Master Plan and the creation of a new Zoning Ordinance. From that scope of work came the Request for Proposals and the hiring of Ecological Planning Group and the appointment of the Master Plan Steering Committee in 2015.

Over the past two years, the Master Plan Steering Committee and the team of consultants have worked with staff, and the citizens of St. Marys, to produce the City's first Master Plan, or what might be considered by Georgia's Department of Community Affairs, its first ever Comprehensive Plan.

The Master Plan Steering Committee, whose members are listed in the document, came to the unanimous decision to approve the One St. Marys Master Plan on May 4, 2017 and authorized a sub-committee consisting of Mike Rich, Elaine Powierski, Tanya Glazebrook and Joe Holler to oversee the final edits and revisions.

The One St. Marys Master Plan consists of the main document, Community Work Program and Maps, as well as, a list of appendices, including the Community Engagement Plan, the Transportation Plan, the Data Assessment and the St. Marys Flood Resiliency Project.

STAFF COMMENTS & RECOMMENDATION:

The Master Plan provides the foundation for the City's efforts over the next ten years. The Community Work Program gives the City a road map towards resiliency and building a more vibrant community. The community outreach, surveys, interviews, workshops and numerous meetings uncovered many issues and needs, as well as, many strengths and opportunities. The strategies and priorities developed by the citizens and MPSC will serve the City well in the future.

The highest priority of establishing a Comprehensive Resource Allocation and Capital Improvement Plan and process is essential for the implementation of such a multi-facitated plan. Staff cannot agree more strongly with this decision so as to emphasize where scarce resources should be allocated and direction given.

The City is made up of many systems, some embedded in regional, state, national, natural and cultural entities, which each come with their own fair share of baggage and advantages. This Master Plan, in fact, will be a component of the broader, Camden County Joint Comprehensive Plan, which will come before you next year, and at the same time, was partially funded and driven by the Camden Kings Bay Joint Land Use Study. Each of these systems are vital to the future of St. Marys and yet, a balanced approach can only be taken through a vigilant measure of the opportunities and threats presented, weighed and acted upon, by the metrics of a Comprehensive Resource Allocation and Capital Improvement Plan.

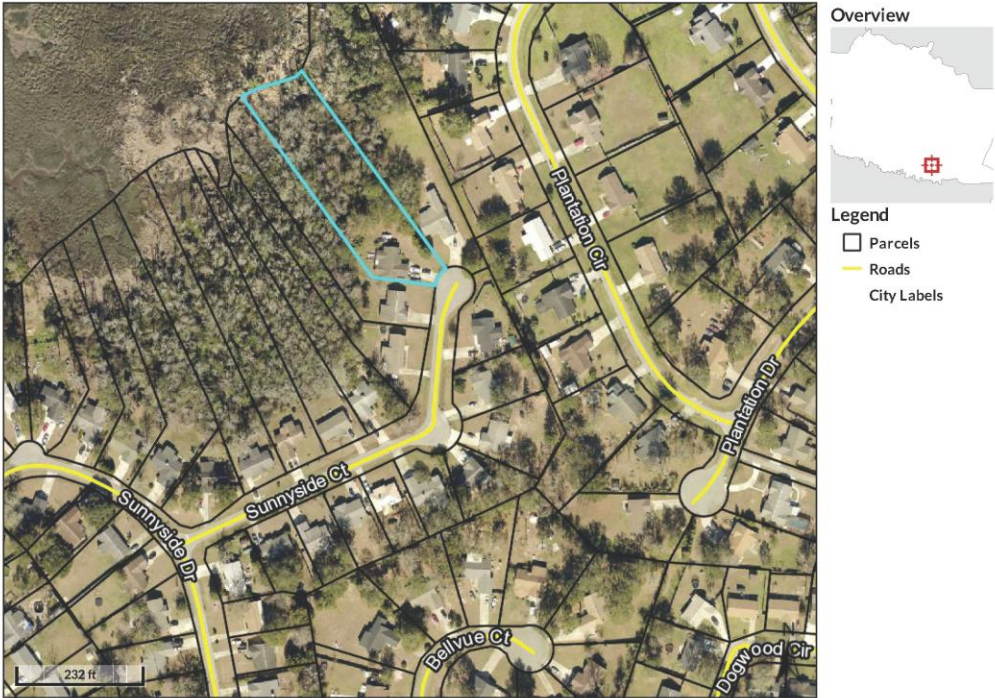
This Master Plan gives the City the impetus to build a transparent future. It is up to our implementation to achieve that goal.

Staff has thoroughly enjoyed working with the dedicated MPSC team, from the amazingly talented citizens, who we are all indebted to, and the excellent work from our consultant team and our tireless City staff. It is with much excitement and anticipation to accomplish the goals outlined within that the Staff recommends approval of the One St. Marys Master Plan.

COMMISSION DECISION MOTION:

- A. Motion to recommend approval of the One St. Marys Master Plan.
- B. Motion to recommend approval , with conditions.
- C. Motion to recommend denial.

EXHIBIT 1: Location map



Parcel ID	133H018	Owner	HARGER JOY KRISTEN	Last 2 Sales			
Class Code	Residential		515 SUNNYSIDE COURT	Date	Price	Reason	Qual
Taxing District	ST.MARYS		SAINT MARYS GA 31558	5/16/2016	\$0	NM	U
	ST.MARYS	Physical Address	515 SUNNYSIDE CT	9/4/2012	\$0	FY	U
Acres	n/a	Assessed Value	Value \$101244				
(Note: Not to be used on legal documents)							

Date created: 6/8/2017
Last Data Uploaded: 6/8/2017 2:01:12 PM

 Developed by
The Schneider Corporation

EXHIBIT 2:

Hughes e-mail complaint, February 15, 2017



D. J. Blais

Code Compliance

City of St. Marys

Office: 912/510-4098

Fax: 912/510-4014

From: Tanya Hughes [<mailto:hughestanya69@gmail.com>]

Sent: Wednesday, February 15, 2017 12:04 PM

To: Dennis Blais

Subject: City Code Violation - Part III - Code of Ordinance - Chapter 46 - Environment - Article II. - Nuisances #12

Good Morning Dennis -

My name is Tanya Hughes and I'm hoping you can assist me.

My husband and I are property owners of 517 Sunnyside Court, St. Mary's Ga, 31558. We are currently renting out the home and I recently (1/16/2017) visited the property.

I was shocked to see the "junk yard" that is located at 515 Sunnyside Court, which is next door to our property. There is metal roofing, car parts, and several (over 6) vehicles that appear to be non-working order.

If I'm reading the ordinance correctly, I believe that they are in violation of item 12 which I've copied below for your reference. There maybe additional ordinances being violated, such as, stagnant water on premises. The junk in the yard would hold water after a rain, increasing the mosquito population.

FROM:

https://www.municode.com/library/ga/st._marys/codes/code_of_ordinances?nodeId=PTIICOOR_CH46EN_ARTIINU

"(12) Motor vehicles which have been dismantled, wrecked, scrapped, ruined or junked motor vehicles or parts thereof where such motor vehicles are in such a condition that they constitute a health hazard or unsightly appearance, notwithstanding the fact that such motor vehicles may be located on private property and are not located within the premises of any junkyard complying with the laws of this state related to the licensing and regulating of motor vehicle junkyards."

The neighborhood might not be the nicest in St. Mary's, but this mess is not acceptable and lowers the property values in the neighborhood.

Please feel free to contact me via email or phone (904) 945-0069

Thank you for your time and attention.

Tanya Hughes

EXHIBIT 3: Hughes permission e-mail, with response, February 15, 2017

Dennis Blais

From: hughestanya69 <hughestanya69@gmail.com>
Sent: Wednesday, February 15, 2017 6:59 PM
To: Dennis Blais
Subject: RE: City Code Violation - Part III - Code of Ordinance - Chapter 46 - Environment - Article II. - Nuisances #12

Hi Dennis

I emailed our tenants and you have permission from them to take pictures from the property any time.

Thank you

Tanya

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: Dennis Blais <Dennis.Blais@stmarysga.gov>

Date: 2/15/17 2:56 PM (GMT-05:00)

To: Tanya Hughes <hughestanya69@gmail.com>

Subject: RE: City Code Violation - Part III - Code of Ordinance - Chapter 46 - Environment - Article II. - Nuisances #12

Tanya,

I have visited the location and have spoken with the owner . I intend to go back out there this afternoon to issue a notice of violation for the vehicles.

r/

DJ Blais

EXHIBIT 4: Notice of Violation, February 15, 2017



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558
OFFICE OF CODE COMPLIANCE
TELEPHONE: 912-510-4098 FAX: 912-510-4014

February 15, 2017

Ms. Joy Harger
515 Sunnyside Ct.
St. Marys, GA 31558

RE: Notice of Violation/Parcel #133H 018
515 Sunnyside Ct.
St. Marys, GA 31558

Ms. Harger,

It has been determined that the property located at 515 Sunnyside Ct.; parcel #133H 018 is currently in VIOLATION of the International Property Maintenance Code (IPMC) as identified below. If action has not been taken by the date specified to correct the referenced violation, you will be considered to be in non-compliance and will be responsible for any applicable fines or penalties.

Correction Order:

1. All unregistered and/or inoperable vehicles need to be removed from the property or repaired and registered. (30 days – 3/16/17)

IPMC 302.8 Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

IPMC 106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

IPMC 111.1 Application for appeal: Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally



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418 OSBORNE STREET
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adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

I would like to thank you in advance for your immediate attention in this matter. Should you have any questions, please contact my office at 912/510-4098.

Sincerely,

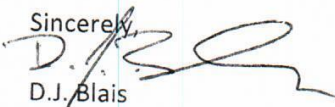

D.J. Blais
Code Compliance
City of St. Marys



EXHIBIT 6: Photo 2, February 15, 2017



EXHIBIT 7: Letter of Appeal, received March 2, 2017

February 28, 2017

Office of Code Compliance
City of St. Marys
418 Osborne Street
St. Marys, GA 31558

Re: Notice of Violation/Parcel #133H 018
Ms. Joy Harger
Greg Theismann
515 Sunnyside Ct.
St. Marys, GA 31558

2005 3/2/17
DB

Dear Sir or Ma'am,

Notice was given on February 17, 2017, that the property located at 515 Sunnyside Ct.; parcel #133H 018 was in violation of the international Property Maintenance Code (IPMC) as identified below:

IPMC 302.8 Motor Vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

In accordance with said notice, this letter is to serve as an invocation of appeal on the grounds that the provisions of this code do not fully apply.

"Except as provided for in other regulations"

City of St. Marys, GA Ordinances Article III, Section 110-91-Accessory Uses and Structures (a)accessory structure and **uses for residences** (2)"Parking area or open storage for motor vehicles belonging to the occupant, and provided that this regulation shall not be misconstrued to mean commercial uses are allowed."

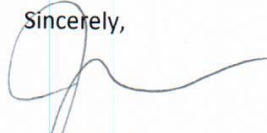
That being said, it can be understood that the vehicles in open storage are not exactly contributing to a pleasant view. In an effort to correct this oversight in maintaining beauty in St. Marys, it is our intention to erect a 6ft tall privacy fence surrounding the property.

I would also like to point out that this is the 15th time I have been contacted by the Planning and Building Department, or their representatives, in a period of 4 years at 3 different addresses. After proving to the Planning and Building Department, police, and various other city employees sent to my home about my vehicles, no charges, fines, or other penalties have been allocated due to a lack of violation. I feel unduly harassed by the city of St. Marys and Mr. Blais specifically. At this point, it is apparent to me that Mr. Blais has some personal issue with me and is using his position with the city as an excuse to continue the harassing behavior. The most recent visit by Mr. Blais, which included unfounded accusations of a business on the property, trespassing, aggressive behavior towards Ms. Harger and Mr. Theismann, inappropriate language, and photos being taken of Ms. Harger's daughters, legal action against the City of St. Marys and Mr. Blais appears to be the only recourse. The harassment I've been forced to endure from the city of St. Marys will not be tolerated any longer. My legal representative

has been contacted and forwarded documentation of the harassment by the City of St. Marys. Legal action is not the course I want to take, but the lack of action by City of St. Marys to correct this harassing behavior is going to force me to push back.

Thank you in advance for your prompt attention in this matter. Please contact us by certified mail with final resolution or any questions or requests.

Sincerely,



Joy Harger



Greg Theismann